
SUBSTITUTE HOUSE BILL 2344

State of Washington 60th Legislature 2007 Regular Session

By House Committee on Transportation (originally sponsored by Representatives Wallace, Rodne, Hunter and Kenney)

READ FIRST TIME 03/05/07.

1 AN ACT Relating to preserving rail corridors; amending RCW
2 36.70A.070 and 64.06.020; and adding new sections to chapter 47.76 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 47.76 RCW
5 to read as follows:

6 The legislature finds that passenger rail services and the freight
7 railroad system are recognized as systems of statewide significance.
8 Therefore, it is the intent of the legislature to protect rail
9 corridors from sale, surplus, or change of use without proper public
10 notice.

11 NEW SECTION. **Sec. 2.** A new section is added to chapter 47.76 RCW
12 to read as follows:

13 (1) When the department of transportation is notified or becomes
14 aware of a proposed rail abandonment, the agency shall:

15 (a) Solicit public comment through a broad statewide notice of the
16 proposed abandonment;

17 (b) Hold public meetings on the proposed abandonment; and

1 (c) Convene a review panel composed of a representative from the
2 department of transportation and the utilities and transportation
3 commission; local government; two members of the house of
4 representatives, one from each major caucus, appointed by the speaker
5 of the house of representatives; and two members of the senate, one
6 from each major caucus, appointed by the president of the senate. The
7 panel must, at a minimum:

8 (i) Advise the agency on its requirement under RCW 47.76.240 to
9 evaluate alternatives to abandonment prior to proceedings of the
10 surface transportation board; and

11 (ii) Evaluate the costs and benefits associated with returning the
12 rail corridor to future rail use.

13 (2) If the panel finds that, after considering public input and the
14 items required under subsection (1)(c) of this section, that the
15 proposed abandonment would adversely affect the area being served, the
16 agency must transmit a report of its findings to the United States
17 surface transportation board.

18 **Sec. 3.** RCW 36.70A.070 and 2005 c 360 s 2 are each amended to read
19 as follows:

20 The comprehensive plan of a county or city that is required or
21 chooses to plan under RCW 36.70A.040 shall consist of a map or maps,
22 and descriptive text covering objectives, principles, and standards
23 used to develop the comprehensive plan. The plan shall be an
24 internally consistent document and all elements shall be consistent
25 with the future land use map. A comprehensive plan shall be adopted
26 and amended with public participation as provided in RCW 36.70A.140.

27 Each comprehensive plan shall include a plan, scheme, or design for
28 each of the following:

29 (1) A land use element designating the proposed general
30 distribution and general location and extent of the uses of land, where
31 appropriate, for agriculture, timber production, housing, commerce,
32 industry, recreation, open spaces, general aviation airports, public
33 utilities, public facilities, and other land uses. The land use
34 element shall include population densities, building intensities, and
35 estimates of future population growth. The land use element shall
36 provide for protection of the quality and quantity of ground water used
37 for public water supplies. Wherever possible, the land use element

1 should consider utilizing urban planning approaches that promote
2 physical activity. Where applicable, the land use element shall review
3 drainage, flooding, and storm water run-off in the area and nearby
4 jurisdictions and provide guidance for corrective actions to mitigate
5 or cleanse those discharges that pollute waters of the state, including
6 Puget Sound or waters entering Puget Sound.

7 (2) A housing element ensuring the vitality and character of
8 established residential neighborhoods that: (a) Includes an inventory
9 and analysis of existing and projected housing needs that identifies
10 the number of housing units necessary to manage projected growth; (b)
11 includes a statement of goals, policies, objectives, and mandatory
12 provisions for the preservation, improvement, and development of
13 housing, including single-family residences; (c) identifies sufficient
14 land for housing, including, but not limited to, government-assisted
15 housing, housing for low-income families, manufactured housing,
16 multifamily housing, and group homes and foster care facilities; and
17 (d) makes adequate provisions for existing and projected needs of all
18 economic segments of the community.

19 (3) A capital facilities plan element consisting of: (a) An
20 inventory of existing capital facilities owned by public entities,
21 showing the locations and capacities of the capital facilities; (b) a
22 forecast of the future needs for such capital facilities; (c) the
23 proposed locations and capacities of expanded or new capital
24 facilities; (d) at least a six-year plan that will finance such capital
25 facilities within projected funding capacities and clearly identifies
26 sources of public money for such purposes; and (e) a requirement to
27 reassess the land use element if probable funding falls short of
28 meeting existing needs and to ensure that the land use element, capital
29 facilities plan element, and financing plan within the capital
30 facilities plan element are coordinated and consistent. Park and
31 recreation facilities shall be included in the capital facilities plan
32 element.

33 (4) A utilities element consisting of the general location,
34 proposed location, and capacity of all existing and proposed utilities,
35 including, but not limited to, electrical lines, telecommunication
36 lines, and natural gas lines.

37 (5) Rural element. Counties shall include a rural element

1 including lands that are not designated for urban growth, agriculture,
2 forest, or mineral resources. The following provisions shall apply to
3 the rural element:

4 (a) Growth management act goals and local circumstances. Because
5 circumstances vary from county to county, in establishing patterns of
6 rural densities and uses, a county may consider local circumstances,
7 but shall develop a written record explaining how the rural element
8 harmonizes the planning goals in RCW 36.70A.020 and meets the
9 requirements of this chapter.

10 (b) Rural development. The rural element shall permit rural
11 development, forestry, and agriculture in rural areas. The rural
12 element shall provide for a variety of rural densities, uses, essential
13 public facilities, and rural governmental services needed to serve the
14 permitted densities and uses. To achieve a variety of rural densities
15 and uses, counties may provide for clustering, density transfer, design
16 guidelines, conservation easements, and other innovative techniques
17 that will accommodate appropriate rural densities and uses that are not
18 characterized by urban growth and that are consistent with rural
19 character.

20 (c) Measures governing rural development. The rural element shall
21 include measures that apply to rural development and protect the rural
22 character of the area, as established by the county, by:

- 23 (i) Containing or otherwise controlling rural development;
- 24 (ii) Assuring visual compatibility of rural development with the
25 surrounding rural area;
- 26 (iii) Reducing the inappropriate conversion of undeveloped land
27 into sprawling, low-density development in the rural area;
- 28 (iv) Protecting critical areas, as provided in RCW 36.70A.060, and
29 surface water and ground water resources; and
- 30 (v) Protecting against conflicts with the use of agricultural,
31 forest, and mineral resource lands designated under RCW 36.70A.170.

32 (d) Limited areas of more intensive rural development. Subject to
33 the requirements of this subsection and except as otherwise
34 specifically provided in this subsection (5)(d), the rural element may
35 allow for limited areas of more intensive rural development, including
36 necessary public facilities and public services to serve the limited
37 area as follows:

1 (i) Rural development consisting of the infill, development, or
2 redevelopment of existing commercial, industrial, residential, or
3 mixed-use areas, whether characterized as shoreline development,
4 villages, hamlets, rural activity centers, or crossroads developments.

5 (A) A commercial, industrial, residential, shoreline, or mixed-use
6 area shall be subject to the requirements of (d)(iv) of this
7 subsection, but shall not be subject to the requirements of (c)(ii) and
8 (iii) of this subsection.

9 (B) Any development or redevelopment other than an industrial area
10 or an industrial use within a mixed-use area or an industrial area
11 under this subsection (5)(d)(i) must be principally designed to serve
12 the existing and projected rural population.

13 (C) Any development or redevelopment in terms of building size,
14 scale, use, or intensity shall be consistent with the character of the
15 existing areas. Development and redevelopment may include changes in
16 use from vacant land or a previously existing use so long as the new
17 use conforms to the requirements of this subsection (5);

18 (ii) The intensification of development on lots containing, or new
19 development of, small-scale recreational or tourist uses, including
20 commercial facilities to serve those recreational or tourist uses, that
21 rely on a rural location and setting, but that do not include new
22 residential development. A small-scale recreation or tourist use is
23 not required to be principally designed to serve the existing and
24 projected rural population. Public services and public facilities
25 shall be limited to those necessary to serve the recreation or tourist
26 use and shall be provided in a manner that does not permit low-density
27 sprawl;

28 (iii) The intensification of development on lots containing
29 isolated nonresidential uses or new development of isolated cottage
30 industries and isolated small-scale businesses that are not principally
31 designed to serve the existing and projected rural population and
32 nonresidential uses, but do provide job opportunities for rural
33 residents. Rural counties may allow the expansion of small-scale
34 businesses as long as those small-scale businesses conform with the
35 rural character of the area as defined by the local government
36 according to RCW 36.70A.030(~~((+14))~~) (15). Rural counties may also
37 allow new small-scale businesses to utilize a site previously occupied
38 by an existing business as long as the new small-scale business

1 conforms to the rural character of the area as defined by the local
2 government according to RCW 36.70A.030(~~(14)~~) (15). Public services
3 and public facilities shall be limited to those necessary to serve the
4 isolated nonresidential use and shall be provided in a manner that does
5 not permit low-density sprawl;

6 (iv) A county shall adopt measures to minimize and contain the
7 existing areas or uses of more intensive rural development, as
8 appropriate, authorized under this subsection. Lands included in such
9 existing areas or uses shall not extend beyond the logical outer
10 boundary of the existing area or use, thereby allowing a new pattern of
11 low-density sprawl. Existing areas are those that are clearly
12 identifiable and contained and where there is a logical boundary
13 delineated predominately by the built environment, but that may also
14 include undeveloped lands if limited as provided in this subsection.
15 The county shall establish the logical outer boundary of an area of
16 more intensive rural development. In establishing the logical outer
17 boundary the county shall address (A) the need to preserve the
18 character of existing natural neighborhoods and communities, (B)
19 physical boundaries such as bodies of water, streets and highways, and
20 land forms and contours, (C) the prevention of abnormally irregular
21 boundaries, and (D) the ability to provide public facilities and public
22 services in a manner that does not permit low-density sprawl;

23 (v) For purposes of (d) of this subsection, an existing area or
24 existing use is one that was in existence:

25 (A) On July 1, 1990, in a county that was initially required to
26 plan under all of the provisions of this chapter;

27 (B) On the date the county adopted a resolution under RCW
28 36.70A.040(2), in a county that is planning under all of the provisions
29 of this chapter under RCW 36.70A.040(2); or

30 (C) On the date the office of financial management certifies the
31 county's population as provided in RCW 36.70A.040(5), in a county that
32 is planning under all of the provisions of this chapter pursuant to RCW
33 36.70A.040(5).

34 (e) Exception. This subsection shall not be interpreted to permit
35 in the rural area a major industrial development or a master planned
36 resort unless otherwise specifically permitted under RCW 36.70A.360 and
37 36.70A.365.

1 (6) A transportation element that implements, and is consistent
2 with, the land use element.

3 (a) The transportation element shall include the following
4 subelements:

5 (i) Land use assumptions used in estimating travel;

6 (ii) Estimated traffic impacts to state-owned transportation
7 facilities resulting from land use assumptions to assist the department
8 of transportation in monitoring the performance of state facilities, to
9 plan improvements for the facilities, and to assess the impact of land-
10 use decisions on state-owned transportation facilities;

11 (iii) Facilities and services needs, including:

12 (A) An inventory of air, water, and ground transportation
13 facilities and services, including transit alignments and general
14 aviation airport facilities, to define existing capital facilities and
15 travel levels as a basis for future planning. This inventory must
16 include state-owned transportation facilities, and publicly owned rail
17 facilities, within the city or county's jurisdictional boundaries. The
18 identification required by this subsection (6)(a)(iii)(A) must include
19 an inventory of active and inactive rail corridors and must provide for
20 and encourage the preservation of these rail corridors for future rail
21 purposes;

22 (B) Level of service standards for all locally owned arterials and
23 transit routes to serve as a gauge to judge performance of the system.
24 These standards should be regionally coordinated;

25 (C) For state-owned transportation facilities, level of service
26 standards for highways, as prescribed in chapters 47.06 and 47.80 RCW,
27 to gauge the performance of the system. The purposes of reflecting
28 level of service standards for state highways in the local
29 comprehensive plan are to monitor the performance of the system, to
30 evaluate improvement strategies, and to facilitate coordination between
31 the county's or city's six-year street, road, or transit program and
32 the department of transportation's six-year investment program. The
33 concurrency requirements of (b) of this subsection do not apply to
34 transportation facilities and services of statewide significance except
35 for counties consisting of islands whose only connection to the
36 mainland are state highways or ferry routes. In these island counties,
37 state highways and ferry route capacity must be a factor in meeting the
38 concurrency requirements in (b) of this subsection;

1 (D) Specific actions and requirements for bringing into compliance
2 locally owned transportation facilities or services that are below an
3 established level of service standard;

4 (E) Forecasts of traffic for at least ten years based on the
5 adopted land use plan to provide information on the location, timing,
6 and capacity needs of future growth;

7 (F) Identification of state and local system needs to meet current
8 and future demands. Identified needs on state-owned transportation
9 facilities must be consistent with the statewide multimodal
10 transportation plan required under chapter 47.06 RCW;

11 (iv) Finance, including:

12 (A) An analysis of funding capability to judge needs against
13 probable funding resources;

14 (B) A multiyear financing plan based on the needs identified in the
15 comprehensive plan, the appropriate parts of which shall serve as the
16 basis for the six-year street, road, or transit program required by RCW
17 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795
18 for public transportation systems. The multiyear financing plan should
19 be coordinated with the ((~~six-year~~)) ten-year improvement program
20 developed by the department of transportation as required by RCW
21 47.05.030;

22 (C) If probable funding falls short of meeting identified needs, a
23 discussion of how additional funding will be raised, or how land use
24 assumptions will be reassessed to ensure that level of service
25 standards will be met;

26 (v) Intergovernmental coordination efforts, including an assessment
27 of the impacts of the transportation plan and land use assumptions on
28 the transportation systems of adjacent jurisdictions;

29 (vi) Demand-management strategies;

30 (vii) Pedestrian and bicycle component to include collaborative
31 efforts to identify and designate planned improvements for pedestrian
32 and bicycle facilities and corridors that address and encourage
33 enhanced community access and promote healthy lifestyles.

34 (b) After adoption of the comprehensive plan by jurisdictions
35 required to plan or who choose to plan under RCW 36.70A.040, local
36 jurisdictions must adopt and enforce ordinances which prohibit
37 development approval if the development causes the level of service on
38 a locally owned transportation facility to decline below the standards

1 adopted in the transportation element of the comprehensive plan, unless
2 transportation improvements or strategies to accommodate the impacts of
3 development are made concurrent with the development. These strategies
4 may include increased public transportation service, ride sharing
5 programs, demand management, and other transportation systems
6 management strategies. For the purposes of this subsection (6)
7 "concurrent with the development" shall mean that improvements or
8 strategies are in place at the time of development, or that a financial
9 commitment is in place to complete the improvements or strategies
10 within six years.

11 (c) The transportation element described in this subsection (6),
12 and the six-year plans required by RCW 35.77.010 for cities, RCW
13 36.81.121 for counties, and RCW 35.58.2795 for public transportation
14 systems, and the ten-year plan required by RCW 47.05.030 for the state,
15 must be consistent.

16 (7) An economic development element establishing local goals,
17 policies, objectives, and provisions for economic growth and vitality
18 and a high quality of life. The element shall include: (a) A summary
19 of the local economy such as population, employment, payroll, sectors,
20 businesses, sales, and other information as appropriate; (b) a summary
21 of the strengths and weaknesses of the local economy defined as the
22 commercial and industrial sectors and supporting factors such as land
23 use, transportation, utilities, education, workforce, housing, and
24 natural/cultural resources; and (c) an identification of policies,
25 programs, and projects to foster economic growth and development and to
26 address future needs. A city that has chosen to be a residential
27 community is exempt from the economic development element requirement
28 of this subsection.

29 (8) A park and recreation element that implements, and is
30 consistent with, the capital facilities plan element as it relates to
31 park and recreation facilities. The element shall include: (a)
32 Estimates of park and recreation demand for at least a ten-year period;
33 (b) an evaluation of facilities and service needs; and (c) an
34 evaluation of intergovernmental coordination opportunities to provide
35 regional approaches for meeting park and recreational demand.

36 (9) It is the intent that new or amended elements required after
37 January 1, 2002, be adopted concurrent with the scheduled update
38 provided in RCW 36.70A.130. Requirements to incorporate any such new

1 or amended elements shall be null and void until funds sufficient to
2 cover applicable local government costs are appropriated and
3 distributed by the state at least two years before local government
4 must update comprehensive plans as required in RCW 36.70A.130.

5 **Sec. 4.** RCW 64.06.020 and 2004 c 114 s 1 are each amended to read
6 as follows:

7 (1) In a transaction for the sale of residential property, the
8 seller shall, unless the buyer has expressly waived the right to
9 receive the disclosure statement, or unless the transfer is exempt
10 under RCW 64.06.010, deliver to the buyer a completed seller disclosure
11 statement in the following format and that contains, at a minimum, the
12 following information:

13 INSTRUCTIONS TO THE SELLER

14 Please complete the following form. Do not leave any spaces blank. If
15 the question clearly does not apply to the property write "NA". If the
16 answer is "yes" to any * items, please explain on attached sheets.
17 Please refer to the line number(s) of the question(s) when you provide
18 your explanation(s). For your protection you must date and sign each
19 page of this disclosure statement and each attachment. Delivery of the
20 disclosure statement must occur not later than five business days,
21 unless otherwise agreed, after mutual acceptance of a written contract
22 to purchase between a buyer and a seller.

23 NOTICE TO THE BUYER

24 THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE
25 PROPERTY LOCATED AT
26 ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

27 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR
28 MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE
29 PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT.
30 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE
31 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS
32 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A
33 SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S
34 AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE
35 STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER
36 THE TIME YOU ENTER INTO A SALE AGREEMENT.

1 THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE
2 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS
3 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF
4 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

5 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS
6 PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF
7 QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT
8 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS,
9 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER
10 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE
11 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS
12 OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT
13 BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR
14 WARRANTIES.

15 Seller is/ is not occupying the property.

16

17

I. SELLER'S DISCLOSURES:

18

If you answer "Yes" to a question with an asterisk (), please explain your answer
19 and attach documents, if available and not otherwise publicly recorded. If necessary,
20 use an attached sheet.

21

1. TITLE

22

Yes No Don't know A. Do you have legal authority to sell
23 the property? If no, please explain.

24

Yes No Don't know *B. Is title to the property subject to
25 any of the following?

26

(1) First right of refusal

27

(2) Option

28

(3) Lease or rental agreement

29

(4) Life estate?

30

Yes No Don't know *C. Are there any encroachments,
31 boundary agreements, or boundary
32 disputes?

33

Yes No Don't know *D. Are there any rights of way,
34 easements, or access limitations that
35 may affect the Buyer's use of the
36 property?

37

Yes No Don't know *E. Are there any written agreements
38 for joint maintenance of an easement or
39 right of way?

1	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (b) If so, is the certificate available?
2				
3				C. Outdoor Sprinkler System
4	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(1) Is there an outdoor sprinkler system for the property?
5				
6	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(2) If yes, are there any defects in the system?
7				
8	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	* (3) If yes, is the sprinkler system connected to irrigation water?
9				
10				3. SEWER/ON-SITE SEWAGE SYSTEM
11				
12				A. The property is served by: <input type="checkbox"/> Public sewer system, <input type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts) <input type="checkbox"/> Other disposal system, please describe:
13			
14				
15				B. If public sewer system service is available to the property, is the house connected to the sewer main? If no, please explain.
16			
17				
18	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?
19				
20				D. If the property is connected to an on-site sewage system:
21				* (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?
22				(2) When was it last pumped:
23	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
24				
25				* (3) Are there any defects in the operation of the on-site sewage system?
26				(4) When was it last inspected?
27			<input type="checkbox"/> Don't know
28				By Whom:
29				
30	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	(5) For how many bedrooms was the on-site sewage system approved ?
31			 bedrooms
32				
33				
34				
35				
36	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	
37				
38				
39			<input type="checkbox"/> Don't know	
40				
41				
42			<input type="checkbox"/> Don't know	
43				
44				
45				

1	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Are there any pending special assessments?
2				
3	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?
4				
5				
6				
7				
8				
9				
10				7. GENERAL
11	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Have there been any drainage problems on the property?
12				
13	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Does the property contain fill material?
14				
15	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?
16				
17				
18				
19	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	D. Is the property in a designated flood plain?
20				
21	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*E. Are there any substances, materials, or products on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water ?
22				
23				
24				
25				
26				
27				
28	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*G [*F]. Has the property ever been used as an illegal drug manufacturing site?
29				
30				
31	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*H [*G]. Are there any radio towers in the area that may cause interference with telephone reception?
32				
33				
34				8. MANUFACTURED AND MOBILE HOMES
35				
36				If the property includes a manufactured or mobile home,
37				
38	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*A. Did you make any alterations to the home? If yes, please describe the alterations:
39				
40				
41	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*B. Did any previous owner make any alterations to the home? If yes, please describe the alterations:
42				
43				
44	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know	*C. If alterations were made, were permits or variances for these alterations obtained?
45				
46				

9. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

Yes No Don't know

*Are there any other existing material defects affecting the property that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

DATE SELLER SELLER

NOTICE TO THE BUYER

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

II. BUYER'S ACKNOWLEDGMENT

- A. Buyer hereby acknowledges that: Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM

1 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO
2 RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN
3 STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER
4 DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE
5 THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE
6 AGREEMENT.

7 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE
8 STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE
9 OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.
10 DATE BUYER BUYER

11 (2) If the disclosure statement is being completed for new
12 construction which has never been occupied, the disclosure statement is
13 not required to contain and the seller is not required to complete the
14 questions listed in item 4. Structural or item 5. Systems and
15 Fixtures.

16 (3) The seller disclosure statement shall be for disclosure only,
17 and shall not be considered part of any written agreement between the
18 buyer and seller of residential property. The seller disclosure
19 statement shall be only a disclosure made by the seller, and not any
20 real estate licensee involved in the transaction, and shall not be
21 construed as a warranty of any kind by the seller or any real estate
22 licensee involved in the transaction.

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